

## MINUTES OF MEETING NORTH SPRINGS IMPROVEMENT DISTRICT

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, May 5, 2010 at 5:00 p.m. in the district office, 10300 N. W. 11 Manor, Coral Springs, Florida.

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Present and constituting a quorum were:

Steve Mendelson	President
Vincent Morretti	Assistant Secretary

Also present were:

Doug Hyche	District Manager
Dennis Lyles	District Counsel
Jane Early	District Engineer
Brenda Schurz	Administrator
Cory Johnson	CH2M Hill
David Green	CH2M Hill
Dan Suarez	CH2M Hill
Nick Schooley	Drainage Supervisor
Jan Zilmer	Human Resource Director
Kay Woodward	Accountant
Dan Daly	CSID Director of Operations
Joe Sabino	HBC Clubhouse Manager
Rhonda Mossing	Prager Sealy & Co.
Denise Ganz	Ruden McClosky
Scott Schuhle	U.S. Bank
Donna Holiday	GMS-South Florida, LLC

### FIRST ORDER OF BUSINESS

### Roll Call

Mr. Hyche called the meeting to order at 5:00 p.m.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the April 7,  
2010 Meeting**

Mr. Hyche stated the next item is approval of the minutes of the April 7, 2010 meeting.

On MOTION by Mr. Morretti seconded by Mr. Mendelson with all in favor the minutes of the April 7, 2010 meeting were approved as presented.

**THIRD ORDER OF BUSINESS**

**Adoption of Water and Sewer Rates and  
Consideration of Resolution 2010-07**

Mr. Hyche stated the next item is adoption of water and sewer rates and consideration of Resolution 2010-07.

Mr. Mendelson opened the public hearing and asked for any comments or questions to the proposed rate increase.

There not being any,

On MOTION by Mr. Mendelson seconded by Mr. Morretti with all in favor the public hearing was closed.

Mr. Lyles stated the matter now returns to the board for any discussion the board may have and unless there is anything further it would be appropriate at this time to take up approval of Resolution 2010-07 which is a resolution amending the schedule of the district relating to water and sewer rates.

On MOTION by Mr. Mendelson seconded by Mr. Morretti with all in favor Resolution 2010-07 was approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2010-06  
Pertaining to Water Management  
Refunding Bonds, Series 2010A**

Mr. Hyche stated item four is consideration of Resolution 2010-06 pertaining to the water management refunding bonds, series 2010A.

Ms. Mossing stated included in your agenda package is the resolution that is referenced on your agenda. I have the final numbers for you, which we discussed last month and they came out a little bit better than we projected. We finalized the numbers, the cost of issuance and the rate we discussed last month did not change it is 4.39% based upon the commitment letter we received from SunTrust. Last month we only had estimated cost of issuance and estimated account balances at the time and we finalized all of that. The final par amount is \$8,465,000, the total annual savings over the life of the refunding will be \$1,422,507 and the projected savings per unit for the residents in the Supplement No. 2 area when we presented the refunding bonds to you last month was going to be in the neighborhood of \$32 per unit and that actually came out to approximately \$35 per unit so it is a little bit better than what we had projected. This is a very good deal for the district over the remaining life of those bonds. We ask that the board approve Resolution 2010-06 that approves all those documents that we will bring before you today for the closing of the water management refunding bonds. If you have any questions regarding any of the bond documents in your agenda package or the final numbers I can answer those for you.

On MOTION by Mr. Mendelson seconded by Mr. Morretti with all in favor Resolution 2010-06 was approved.
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Ms. Mossing stated just as a follow-up we will bring back the water and sewer documents next month for pre-closing. That will be in the neighborhood of about \$17 million and under the President's stimulus package this year you have a cap of \$30

million that you can do for tax exempt bank qualified financing and that is going to go away at the end of the year and drop back to probably \$10 million unless they renew that like they have for some of the other stimulus but we haven't seen any evidence that they are thinking about renewing that. That will leave you with about \$4.5 million of new money that you can issue and with the board's authorization we are going to work with SunTrust to try to bring back a commitment letter for you as well next month for the new money portion that you were looking at for your capital expansion program because the interest rates are so good right now. Next month we will bring back to you the closing documents for the water and sewer refunding bonds, which coincides with the rates that you adopted today and helps with the reduction of your debt service requirement for your water and sewer bonds as well as approximately \$4.5 million worth of new money for the capital improvement program. That will bring you up to your \$30 million cap for tax exempt financing for this year.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Manager**

**i. Upcoming Projects**

Mr. Hyche stated we all know about the projects that are ongoing, the chemical building and booster station.

**ii. Utility Billing Work Orders**

Mr. Hyche stated the utility billing work orders are included in your agenda package.

**B. Attorney**

Mr. Lyles stated we as you know have been in the legislative session, which ended this past week with our bill to amend our boundaries into the wedge area. The

bill did ultimately in the last 10 days or so pass both the house and senate. It has been sent to the governor for signature and it has not been signed yet as of this morning but we don't anticipate any issues.

**C. Engineer**

**i. Consideration of Change Order No. 1 – NSID Booster Pump Station Chemical Feed System for a Net Increase of \$13,310**

Mr. Suarez stated this is a result of the City of Parkland's building department wanting some changes to the design after the contract was awarded. It is adding more fire alarm systems.

On MOTION by Mr. Mendelson seconded by Mr. Morretti with all in favor change order no. 1 with Century Building Restoration USA, Inc. for the booster pump station chemical feed system for a net increase of \$13,310 was approved.

**ii. Consideration of Work Authorizations**

**WA No. 198 for Construction Phase Services for NSID Water Treatment Plant Chemical Feed System Improvements in the Lump Sum Amount of \$153,908**

Mr. Hyche stated we discussed this work authorization at the last meeting. It was originally at \$198,000 and we went back and negotiated with CH3M Hill and got it down to \$153,908.

On MOTION by Mr. Mendelson seconded by Mr. Morretti with all in favor work authorization no. 198 in the lump sum amount of \$153,908 was approved.

**WA No. 201 for Reverse Osmosis Plant – Construction Management and Services During Construction for a Lump Sum of \$1,606,394**

Mr. Hyche stated the next item is work authorization no. 201 for the reverse osmosis plant. This was a lengthy discussion at the last meeting we started out at \$2.1 million for this work authorization and CH2M Hill dropped it to \$1.9 million and the board asked us to go back and renegotiate and CH2M Hill came in at \$1,606,394. Staff is comfortable with this number and we ask the board to approve.

On MOTION by Mr. Mendelson seconded by Mr. Morretti with all in favor work authorization no. 201 in the lump sum amount of \$1,606,394 was approved.

**Consideration of Amendment No. 2 to Work Authorization No. 158  
Parkland Golf and Country Club Lakes for Contract Administration  
and Construction Observation Services for a Net increase in the  
Amount of \$109,995.73**

Ms. Early stated this project started back in 2006 when we were completing the lakes for Parkland Golf and Country Club. As the project went on there were a lot of problems with the lakes that WCI completed along the golf course. They had to go in and repair them. I did a summary of what has gone on since then. The original construction amount was over \$10 million for this project. After the lakes were originally completed WCI paid to go in and re-slope and we worked with them along the way telling them how to fix them. Then we fixed the pipes we had to dig out pipes that had been buried due to construction. Then we had the pipes cleaned so there were several different construction contracts that went on. We did one amendment over the years and this was all bond related and Severn Trent said keep using the same number. We have been paid in full there are two small invoices that total \$11,000 so I did a summary to clean up this entire project to close it out. I think the total percentage of our fees was about 3% of the entire construction project so it wasn't a large number compared to the cost of construction. We reviewed all of the reimbursements for WCI for Trails End and University Drive landscape buffers that was done under this number

and was all bond related work. This is a summary of what has been done and to clean up and close out this project.

Mr. Hyche stated staff is comfortable with this amount.

On MOTION by Mr. Mendelson seconded by Mr. Morretti with all in favor amendment no. 2 to work authorization no. 158 for a net increase of \$109,995.73 was approved.

**W.A. 200**

Mr. Hyche stated the next item is a separate handout and is work authorization 200 for bond completion work.

Ms. Early stated the Heron Bay bond still remains to be completed and just like Parkland Golf and Country Club there are some things that need to be done that WCI was undertaking and the district has decided to take over. We are going to bid these projects. We are doing some design on the sidewalk, we are going to have a multi-purpose trail, also a landscape buffer along County Line Road that has to be completed, a small portion of a lake that has to be completed. That work authorization rolls everything up. It is not as large as Parkland Golf and Country Club there is not as much work to do but that is a summary of everything remaining to be done.

Mr. Mendelson asked when is this going to out bid?

Ms. Early responded not for a while. We have to do the plans for the multi-purpose trail. The bids for the landscape might be coming up in the next month or two. WCI has a lot of the design done on that already we are going to take it over and have the district bid it out. We are still in the permit process with Parkland but that bid might be coming out. The one for the trail we have to design and go through Broward County permitting.

Mr. Mendelson asked when is that going to be ready?

Ms. Early responded for the landscape buffers I'm not sure, it depends on the permit from Parkland. We don't want to bid it until we have an okay from Parkland. I will give you an update at the next meeting. That buffer is for plat 3 and 4 along County Line Road the north section of Heron Bay all the way west to the limits of the district.

Mr. Mendelson asked are we going to maintain that or are they going to maintain that?

Ms. Early responded NSID is going to own it but there is going to be an agreement just like in Parkland Golf and Country Club with the HOA. The HOA is going to maintain everything.

On MOTION by Mr. Mendelson seconded by Mr. Morretti with all in favor work authorization no. 200 was approved.

### **III. Project(s) Status Report**

Mr. Johnson stated from our end we have the services during construction for the booster pump station. We are working with the contractor and we are looking to have that wrapped up within the month. As far as the chemical building on site we are looking at hopefully having something back from the City of Coral Springs.

Mr. Suarez stated we should have something within two weeks from them as far as a response to the permit.

Mr. Johnson stated it has been bid and awarded it is simply a matter now for the city to give us their comments and we can button up the drawings and get the contractor moving on site to install the liquid chemical feed system and get rid of the gas and chlorine.



Ms. Early stated County Line Road we are going to have the preconstruction meeting next week and we are still waiting on the contractor to get his paperwork in on the contracts and then that project will start moving along.

**SIXTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Mendelson stated we would like to see if we can deal with the HOA from Heron Bay and put out to bid the maintenance of that pool area and the country club area.

Mr. Hyche stated I believe you are directing staff to go to the HOA and request to look at their contracts and see if we can recommend that they go out for qualifications on new contracts.

Mr. Mendelson stated we will see what happens and then make a decision.

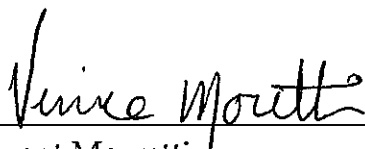
**SEVENTH ORDER OF BUSINESS**

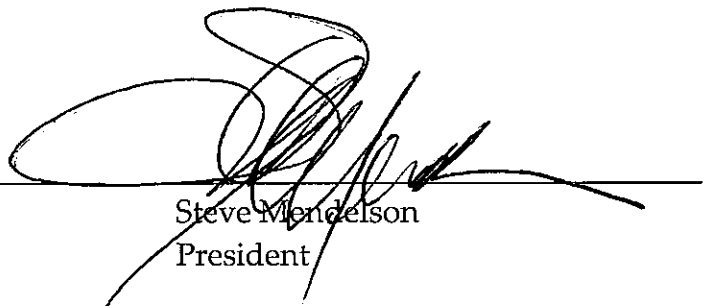
**Approval of Financials and Check Registers**

Mr. Hyche stated the next item is approval of the financials and check registers.

On MOTION by Mr. Morretti seconded by Mr. Mendelson with all in favor the check registers were approved.

On MOTION by Mr. Mendelson seconded by Mr. Morretti with all in favor the meeting adjourned at 5:20 p.m.

  
Vincent Morretti  
Assistant Secretary

  
Steve Mendelson  
President